

Letter of Explanation
Revised Detailed District Development Plan and Waiver requests
7020 and 7040 International Drive
Related case: 9-16-86

The Applicant is proposing to make upgrades to two existing office/warehouse developments located in Riverport. The subject sites share a common side property line. The subject sites are located at 7020 and 7040 International Drive. Both sites are zoned M-3 and are located in the Suburban Workplace Form District. 7020 International Drive was developed in 1992 for an office/warehouse operation and 7040 International Drive was developed in 1996 for an office/warehouse operation. The Applicant is proposing to connect the existing vehicular use areas of the two sites with a driveway and to add parking spaces to 7040 International Drive. For 7020 International Drive, the Applicant is proposing to expand the existing building and to increase the vehicular use area for truck maneuvering and employee parking.

A waiver is being requested from Section 5.5.4.B of the Louisville Land Development Code to waive the 6 ft tall berm required in the 50 ft Landscape Buffer Area adjacent to the rear property line.

For the same property line, a waiver is being requested from Section 10.2.4.B for the more than 50% overlap of the existing 75 ft Sewer and Drainage Easement and the proposed 50 ft. Landscape Buffer Area.

When the subject sites were developed in the 1990s they were developed compliant with the Land Development Code in effect at that time. The 6 ft tall berm and easement/LBA overlap were not Land Development Code regulations at that time. To retrofit the sites at this time to meet these two requirements would create an undue hardship on the applicant because there is an existing MSD drainage ditch in place and there is no land area available to construct the berm. The Applicant is proposing to install a privacy fence of at least 8 ft in height to provide better screening than the 6 ft berm would have provided. The trees required in the 50 ft Landscape Buffer Area by the current Land Development Code will be provided.

In conclusion, there will always be a 75 ft undeveloped buffer between the neighbor properties to the rear and the subject sites because of the existing 75 ft. Building Limit recorded on the Record Plat of Riverport Tracts 1 and 2 remainder Section 1 by P.B. 36, Page 24. The existing and proposed vehicular use areas will be screened by a privacy fence and trees will be provided.

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